



HUNTERS[®]
HERE TO GET *you* THERE

134 Church Road, Bishopsworth, Bristol, BS13 8JY

134 Church Road, Bishopsworth, Bristol, BS13 8JY

By Auction £240,000

Offered to the market with NO ONWARD CHAIN via Modern Method of Auction, is this three-bedroom semi-detached bungalow in Bishopsworth,

Inside you'll find a porch, entrance hall, three bedrooms, living room, kitchen diner, bathroom, WC and conservatory.

Additional benefits include a rear garden and off-street parking.

Auctioneer Comments

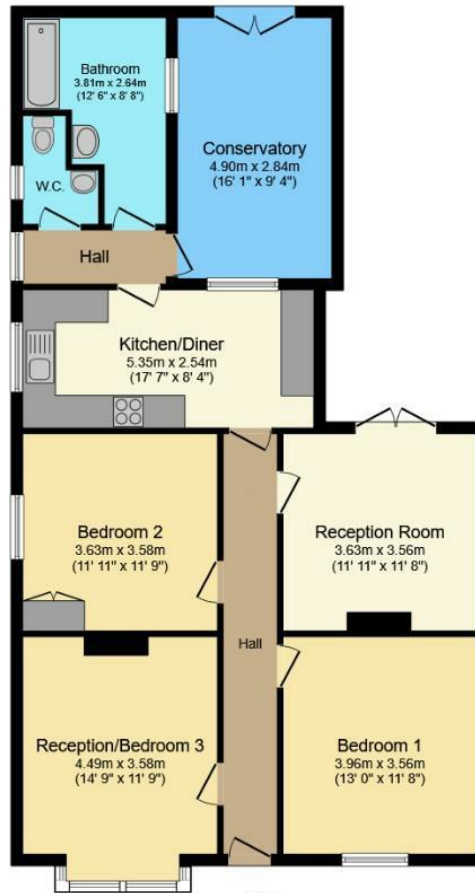
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441
bishopsworth@hunters.com | www.hunters.com



Floor Plan

Floor area 107.9 m² (1,162 sq.ft.)

TOTAL: 107.9 m² (1,162 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	60	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Ground Floor

Entrance Hall

Access to the property via the front door into the entrance hallway. Access to the reception room, bedrooms one, two and three, and kitchen diner.

Reception/Bedroom Three

12'8" x 11'11"

Leading from the hallway into reception/bedroom three. Double glazed window to the front.

Bedroom Two

12'1" x 11'10"

Leading from the hallway into bedroom two. Double glazed window to the side. Built-in storage.

Bedroom One

13'3" x 12'0"

Leading from the hallway into bedroom two. Double glazed window to the front.

Reception Room

13'3" x 11'10"

Leading from the hallway into the Reception room. Patio doors leading to the garden. Feature fireplace.

Kitchen/Diner

17'10" x 8'4"

Leading from the hallway into the kitchen/diner. Double glazed window to the side and rear. The kitchen consists of built-in matching wall and base units, electric oven and hob, sink and drainer, space for washing machine and fridge/freezer. Door to internal hall.

Hall

Door to WC, bathroom and conservatory.

WC

Low-level WC.

Bathroom

Access to the conservatory via the lounge/diner. Door leading to rear garden.

Conservatory

15'8" x 9'3"

Access to the conservatory via the hall. Door leading to rear garden.


Outside

Rear Garden

Front Garden

Driveway to the front providing off street parking, side access gate, boundary walled surrounds. Steps to front of property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









